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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2021 AUG 12 PM 12: 30

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113 N. DON LN
ITASCA, TX 76055

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: September 07, 2021

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 06, 2019 and recorded in Document VOLUME 2001, PAGE 429 real property records of HILL County, Texas, with MICHAEL POLLARD AND SHARRON POLLARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL POLLARD AND SHARRON POLLARD, securing the payment of the indebtednesses in the original principal amount of \$146,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS BANK FINANCIAL D/B/A TEXAS BANK MORTGAGE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. TEXAS BANK MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TEXAS BANK MORTGAGE
4521 S. HULEN, SUITE 200
FORT WORTH, TX 76109



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER OR CECIL KESTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 0.373 ACRE TRACT OF LAND SITUATED IN THE ARTHUR RENSHAW SURVEY, ABSTRACT NO. 779, IN THE CITY OF ITASCA, HILL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 59.881 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHRIS HARRIS, RECORDED IN VOLUME 926, PAGE 284, DEED RECORDS, HILL COUNTY, TEXAS, BEING ALL OF LOT 16, BLOCK 1, HARRIS SUBDIVISION, AN ADDITION IN THE CITY OF ITASCA, HILL COUNTY, TEXAS, (AN UNRECORDED PLAT), ALSO KNOWN AS HEATHER HEIGHTS SUBDIVISION, AN ADDITION IN THE CITY OF ITASCA, HILL COUNTY, TEXAS (AN UNRECORDED PLAT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 14, AND LOT 13, BLOCK 1 OF SAID HARRIS SUBDIVISION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO OSCAR G. CASTILLO, JR., AND AMY E. CASTILLO, RECORDED IN VOLUME 1547, PAGE 83, DEED RECORDS, HILL COUNTY, TEXAS, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF MILLS STREET;

THENCE N 59 DEG. 37' 41" E, ALONG THE COMMON LINE OF SAID LOT 14, AND SAID LOT 13, AND ALONG THE SOUTH LINE OF SAID CASTILLO TRACT, PASSING THE COMMON CORNER OF SAID LOT 14, LOT 13, LOT 15, AND LOT 12, OF SAID HARRIS SUBDIVISION, A TOTAL DISTANCE OF 259.56 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1870" FOUND FOR THE COMMON CORNER OF SAID LOT 16, LOT 11, LOT 15, BLOCK 1, AND LOT 12, BLOCK 1, OF SAID HARRIS SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N 59 DEG. 37' 41" E, ALONG THE COMMON LINE OF SAID LOT 16, AND SAID LOT 11, AND ALONG THE SOUTH LINE OF SAID CASTILLO TRACT, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "1870" FOUND FOR THE COMMON CORNER OF SAID LOT 16, LOT 11, LOT 10, BLOCK 1, AND LOT 17, BLOCK 1, OF SAID HARRIS SUBDIVISION;

THENCE S 30 DEG. 18' 11" E, ALONG THE COMMON LINE OF SAID LOT 16, AND SAID LOT 17, A DISTANCE OF 162.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BLUESTAR SURVEYING" SET FOR THE COMMON CORNER OF SAID LOT 16, AND SAID LOT 17, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF DON LANE;

THENCE S 59 DEG. 43' 08" W, ALONG THE SOUTH LINE OF SAID LOT 16, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DON LANE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 16, AND SAID LOT 15;

THENCE N 31 DEG. 18' 11" W, ALONG THE COMMON LINE OF SAID LOT 16, AND SAID LOT 15, A DISTANCE OF 162.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,235 SQUARE FEET OR 0.373 ACRES OF LAND MORE OR LESS.